



**Welcome to the Coos County  
Planning Commission Meeting  
201 N. Adams St., Coquille Oregon  
July 6, 2023 at 7:00 p.m.**

- I. **CALL MEETING TO ORDER 7:00 P.M.** – Introductions of Commissioners and Staff.
- II. **APPROVAL OF MINUTES – October 6<sup>th</sup>, 2022, December 1, 2022, January 5<sup>th</sup>, 2023**
- III. **CITIZEN PARTICIPATION** – This is the time for brief comments from the public concerning county planning and zoning matters **not on the agenda.**
- IV. **PUBLIC HEARING – SEE HEARING PROCESS AND PROCEDURES ATTACHED**

If you wish to testify on any of these matters the time limits will be 3 minutes except for the applicant's presentation that shall be 15 minutes unless otherwise extend by the Planning Commission Chair.

**ITEM A – File # AM-22-004/RZ-22-003**– The applicant/property owners are Richard and Kathleen Randol. The proposal is for a plan amendment to change the Comprehensive Plan Designation from Rural Residential-5 (RR-5) to Rural Residential-2 (RR-2). The zone map will be amended if approved from Rural Residential-5 to Rural Residential-2. The Subject Properties are identified as Map Number Township 27S, Range 14W, Section 28B, Tax Lots 100, Tax Account Number 767200 and is located north of the City of Bandon off of Seven Devils Road. The properties contain 13.60 acres.

**Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan
  - Volume I, Part I, Section 5.17 Housing,
  - Volume I, Part II, Section 4.5 Housing
  - Volume I, Part III Exceptions for Rural Housing
- Coos County Comprehensive Plan Maps #14 Zone Maps
- Oregon's Statewide Planning Goals & Guidelines Goals
  - 3 Agricultural Lands
  - 4 Forest Lands
  - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
  - 6 Air, Water and Land Resource Quality
  - 7 Areas Subject to Natural Hazards
  - 8 Recreational Needs
  - 9 Economic Development
  - 10 Housing
  - 11 Public Facilities and Services
  - 12 Transportation
  - 13 Energy Conservation
  - 14 Urbanization

**ITEM B – File # AM-23-001/RZ-23-001 (Ordinance Number 23-05-004PL)** - In the Matter of Amending the Coos County Comprehensive Plan Designation for property located north of the City of North Bend Oregon, County File Number AM-23-001/RZ-23-001. The subject property is identified as Map Number Township 24S, Range 13W, Section 15, Tax Lot 802, Tax Account Number 99916796 and this is a plan map amendment to change the plan designation and official zoning map from Industrial (IND) to Recreation (REC). The property owner is Hauser Hill Campground LLC, C/O Paul Haken.

**Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - Article 5.1 Plan Amendments and Rezones
- Coos County Comprehensive Plan
  - Volume I, Part I
    - Section 5.16 Industrial & Commercial Lands
    - Section 5.20 Recreation
  - Volume I, Part II
    - Section 4.4 Industrial Lands
    - Section 4.85 Recreational Lands
  - Volume I, Part III – Exceptions
- Coos County Comprehensive Plan Maps #14 Zone Maps
- Oregon’s Statewide Planning Goals & Guidelines Goals
  - 3 Agricultural Lands
  - 4 Forest Lands
  - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
  - 6 Air, Water and Land Resource Quality
  - 7 Areas Subject to Natural Hazards
  - 8 Recreational Needs
  - 9 Economic Development
  - 10 Housing
  - 11 Public Facilities and Services
  - 12 Transportation
  - 13 Energy Conservation
  - 14 Urbanization

**ITEM C – FILE # ACU-23-017** - Request for a Land Use Approval through an Administrative Conditional Use to use a Single Family Dwelling for a Vacation/Short Term Rental on proeprty owned by Joseph & Negeen Notaro. Sheri McGrath, Coos Curry Consltant is the applicant. The property is located on map number Towhship 27S Range 14W Section 34 Tax lot 100 and has an address of 89825 Medowhill Lane, Bandon OR 97411.

**Criteria**

- Coos County Zoning and Land Development Ordinance (CCZLDO)
  - Section 4.3.200(64) Vacation Rentals (in an existing dwelling) subject to an Administrative Conditional Use (ACU)
  - Section 4.3.210(87) Categories and Review Standards – Vacation Rental/short term rental and
  - Section 4.3.220 Additional Conditional Use Review (2)(a)

**ITEM D – File # AM-23-005/RZ-23-004 (Ordinance Number 23-06-006PL)** In the Matter of Amending the Coos County Comprehensive Plan Designation for property located south of the city of Bandon, County File Number AM-23-005/RZ-23-004. The subject property is identified as Map Number Township 29S, Range 15W, Section 13, Tax Lot 600, Tax Account Number 1239601 and this is a plan map amendment to change the plan designation from Forest to Agriculture and official zone map from Forest to Exclusive Farm Use. This will also remove the mixed-use designation. The property owner is Stein Family Credit Shelter Trust, Barton Howard Stein, Trustee. The property is zoned Forest and Minor Estuary Shorelands (MES) and is addressed as 87112 Boak Lane, Bandon Oregon.

**Criteria**

This proposal is subject to:

- Article 5.1 Plan Amendments and Rezones,
- Coos County Comprehensive Plan Volume I, Part I
  - Section 3.2 Agricultural/Forest/Natural Resources,
  - Section 5.3 Agricultural Lands, and
  - 5.4 Forest Lands
- Volume I, Part II
  - Section 3.1 Agricultural Lands, and
  - Section 3.2 Forest Lands.

**ITEM E – File # AM-22-005 (Ordinance Number 23-06-005PL) – Legislative Amendment -** The proposal is to amend Volume II, Part 1 (Coos Bay Estuary Management Plan Part 1 – Plan Provisions) and Volume II, Part 2 (Coos Bay Estuary Management Plan Part 2 – Inventories and Factual Base) of the acknowledged Coos County Comprehensive Plan to repeal the existing Volume II, Part 1 and 2 and replace them in their entirety with the updated 2023 Coos Bay Estuary Management Plan, Parts 1 and 2. This proposal also amends Chapter 3 of the Coos County Zoning and Land Development Ordinance (CCZLDO) to reflect the proposed changes made to the Coos Bay Estuary Management Plan.

This proposal therefore proposes to adopt an Ordinance amending Coos County Ordinance 82-08-015L and amendments thereto, which adopts Volume II of the Coos County Comprehensive Plan. This proposed Ordinance also amends Coos County Ordinance 85-03-004L and amendments hereto, which is the Coos County Zoning and Land Development Ordinance that implements Volumes I, II, and III of the Coos County Comprehensive Plan.

**The Board of Commissioners will be considering this matter on July 18, 2023 at 1:30 p.m. and make a final decision on September 6, at 1:30 pm in Owen Building Conference Room 201 N Adams St. Coquille OR 97423.**

An overview of the changes include:

- Update the maps currently used in decision making (which are currently hand-drawn and from 1970's era information) by including new spatial data in a digital format in the background maps (Coos Estuary and Shoreland Map Atlas) and digitizing original mylar maps.
- Use of clear headers to explain the purpose and contents of each document section.
- Use of Figures and Tables to Explain Process and Policies.
- Update of references in CBEMP to state and federal laws, regulations, agencies, and processes.
- Development of a comprehensive and consistent list of definitions.

- Inclusion of all Management Units in the CBEMP.
- Capture of Coos Bay-specific policies in CBEMP.
- Clarification of joint plan maintenance, plan update, and citizen involvement process.
- Integration of Coos Estuary Data Source into CBEMP Part 2.

**Criteria**

**APPLICABLE IDENTIFIED REVIEW CRITERIA FOR REZONE:**

- Coos County Zoning and Land Development Ordinance (CCZLDO), Article 5 – Legislative Text Amendments
- Oregon’s Statewide Planning Goals & Guidelines Goals
  - 1 Citizen Involvement
  - 2 Land Use Planning
  - 5 Natural Resources, Scenic and Historic Areas, and Open Spaces
  - 6 Air, Water and Land Resource Quality
  - 7 Areas Subject to Natural Hazards
  - 8 Recreational Needs
  - 9 Economic Development
  - 10 Housing
  - 11 Public Facilities and Services
  - 12 Transportation
  - 13 Energy Conservation
  - 14 Urbanization
  - 16 Estuarine Resources
  - 17 Coastal Shorelands
  - 18 – Beaches & Dunes

**V. OTHER BUSINESS:**

- Staff Updates

**VI. PLANNING COMMISSION COMMENTS**

**VII. ADJOURNMENT**

**ADDITIONAL INFORMATION AND HEARING PROCESSES :**

For more information on any of these items please contact the Coos County Planning Department by phone at (541) 396-7770, by e-mail at [planning@co.coos.or.us](mailto:planning@co.coos.or.us), in writing to 250 N. Baxter, Coquille OR 97423 or visit us at 60 E. Second, Coquille OR 97423.

**HEARING PROCESS AND PROCEDURES:**

There are four ways to participate in this matter by phone; virtually; in person; or in writing.

- i. **Virtual or by phone:** This option is only available during the time and date the hearing is scheduled. To participate there GoToMeeting or by phone please provide an email to

[planning@co.coos.or.us](mailto:planning@co.coos.or.us) with your name, address, email and phone number for the record and in case there is any technical difficulty.

### **GoToMeeting Information**

#### **Planning Commission**

Please join my meeting at:

<https://meet.goto.com/940158709>

You can also dial in using your phone.

Access Code: 940-158-709

United States: +1 (224) 501-3412

- ii. **In Person:** The meeting can be attended in person at the time and date scheduled. The meeting will be held in the Owen Building Large Conference Room 201 N. Adams Street, Coquille OR 97423. If you require assistance to participate in the meeting, please provide 48 hours' notice to the Planning Staff to accommodate the request. [planning@co.coos.or.us](mailto:planning@co.coos.or.us) or 541-396-7770.
- iii. **In Writing: Testimony shall be submitted by the deadline provided at the hearing or the close of the record in the forms described below.**
  - a. **Submission of Written Testimony:** Written testimony and evidenced provided by participants that will not be attending shall be received no later than 5 pm on the day of the hearing. Although it is encouraged to submit the information well in advance to provide the Hearings Body a chance with an in depth review. Written testimony and evidence to shall be mailed 225 N. Adams, Coquille, OR 97423, dropped off at the planning office at 60 E. Second Street, Coquille or emailed to [planning@co.coos.or.us](mailto:planning@co.coos.or.us). If the testimony is not received by the 5 pm deadline it will need to be submitted in person at the hearing or it will not be considered. **Please review the additional information regarding submission of written evidence.**
  - b. **Submission of Written Evidence**
    - Petitions: Any party may submit a petition into the record as evidence. The petition shall be considered as written testimony of the party who submitted the petition. A petition shall not be considered to be written testimony of any individual signer. To have standing, a person must participate orally at the hearing or submit other individual written comments. Anonymous petitions or petitions that do not otherwise identify the party submitting the petition shall not be accepted as evidence.
    - Required Number of Copies: Submission of written materials for consideration shall be provided in the form one original hard copy and one exact copy or one original hard copy and one electronic copy. The County may, at its sole discretion, reject any materials that do not contain the requisite number of copies. It may be requested that the County make the requisite number of copies subject to the submitter paying the applicable copy charges.
    - E-mail testimony may be submitted; however, it is the responsibility of the person submitting the testimony to verify it has been received by Planning Staff by the applicable Deadline.
    - All written testimony must contain the name of the person(s) submitting it and current mailing address for mailing of notice.

- The applicant bears the burden of proof that all the applicable criteria have been met; however, in the case of an appeal, the appellant bears the burden of proving the basis for the appeal, such as procedural error or that applicable criteria have not in fact been met. [Amended OR 08-09-009PL 5/13/09]

iv. **General Meeting Procedure:** The Planning Commission will start the meeting at 7:00 pm unless otherwise noticed. There will be introductions of the Commissioners and Staff, Approval of Minutes if available and Request for any comments from the public on matters not related to the formal hearings scheduled or pending land use matters prior to opening the hearing. Upon opening the public hearing portion of the meeting, the Planning Staff or County Counsel will provide the procedural rules.

The Planning Commission will:

- Disclose the substance of any prehearing *ex parte* contacts regarding the matter at the commencement of the public hearing on the matter. The member shall state whether the contact has impaired the impartiality or ability of the member to vote on the matter and shall participate or abstain accordingly;
- Any actual or potential conflicts of interest (financial gain); and
- Any biases or reason a member will not be participating in the decision making process.

The Planning Commission will ask the audience if there are challenges to any Planning Commission members reviewing the matter. If there are challenges, they shall be brought forward with evidence to substantiate such challenge. There will be a chance for the member of the Commission to rebut the challenge or step down as the decision maker. If the member(s) does not step down the Planning Commission shall make a motion as to remove the member based on the evidence or make the statement that the evidence submitted is not sufficient to create a actual bias or conflict of interest. Once this is complete staff will present the matter and criteria and provide the Planning Commission an opportunity to ask any questions about staff's presentation or material that have been provided.

The Oral testimony will begin:

- Applicant's presentation (20 minutes)
- Proponents of the application (3 to 5 minutes)
- Opponents of the application (3 to 5 minutes)
- Rebuttal or closing by the applicant. (3 to 5 minutes)

Tips for providing effective testimony<sup>1</sup>

- State your name and address for the record.
- Begin by saying you support or oppose a particular agenda item, and briefly explain why.
- Use facts to verify your statements.
- Describe how this issue affects you personally, what you suggest as a solution and then summarize your testimony.
- Be sure to tell the reviewing body exactly what you wish them to do. If you are opposing, your testimony should discuss why the proposal is inconsistent with the controlling law, rules or ordinances.
- Do not repeat yourself or get off-topic; keep your argument concise

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<sup>1</sup>[https://www.co.coos.or.us/sites/default/files/fileattachments/planning/page/13051/tesify\\_at\\_land\\_hearing\\_brochure.pdf](https://www.co.coos.or.us/sites/default/files/fileattachments/planning/page/13051/tesify_at_land_hearing_brochure.pdf)